



## **PRESERVING BEACH HAVEN:**

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### **WHY PRESERVE?**

Preserving the buildings, structures, sites and monuments that record Beach Haven's history is not just an educational or aesthetic exercise. There are very real economic, social, and cultural benefits that stem from historic preservation.

The economic benefits are compelling. In today's economic climate, it is less expensive to rehabilitate or restore an existing building that was built with quality materials than to build a new one, even when inexpensive materials are used in construction. In addition, renovating buildings often stimulates neighboring property owners to upgrade and maintain their buildings. This creates local jobs and can lead to the stabilization and improvement of property values. The quality materials used for buildings in past years are easy to repair, maintain, and replicate.

The social and cultural benefits of preservation are equally significant. By its very nature, historic preservation retains the unique character of buildings and entire neighborhoods. Preserved buildings

signal to residents and visitors alike, that the past is valued as older structures provide tangible evidence of a broad and rich cultural heritage.

In New Jersey, the Municipal Land Use Law, which governs local planning and zoning, allows for the creation of Historic Preservation Commissions and the inclusion of Historic Preservation Element in the municipal Master Plan. This gives municipalities the ability to set up guidelines regulating historic sites and districts through local zoning ordinances. The ordinances allow for local control and evaluation, and provide a means of reducing or preventing damage or destruction to historic resources resulting from renovation, construction or development. The Borough of Beach Haven enacted such an ordinance in 2004.

In 2007, the district was expanded to include several streets to the north and south of the original protected historic district. The districts are portrayed in greater detail on the following pages.



*The loss of the Coral Street house in Beach Haven (pictured above) acted as a catalyst for the drive to establish a local preservation ordinance.*



## HISTORIC PRESERVATION ORDINANCE

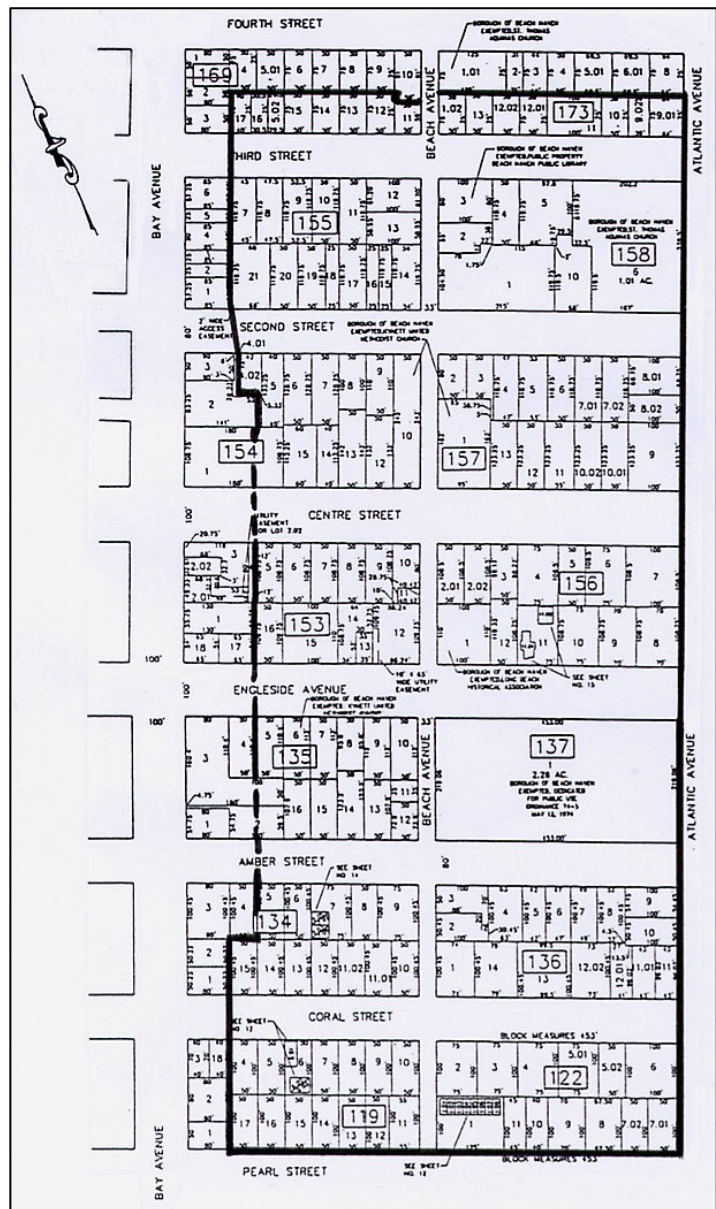
Beach Haven's Historic Preservation Ordinance (Ordinance #2004-24) was enacted on October 12, 2004. It established the Historic Preservation Advisory Commission, defined the Commission's responsibilities, and provided a specific mechanism for review of any property owner's proposal to demolish, relocate, alter, or add on to a structure within the Bed & Breakfast Overlay Zone (shown in map on the right). This review process is solely on the local municipal level.

### THE HISTORIC PRESERVATION ADVISORY COMMISSION

The Beach Haven Historic Preservation Advisory Commission (HPAC) consists of seven regular members and two alternates. They are appointed by the Mayor and confirmed by the Board of Commissioners. The HPAC members represent a variety of backgrounds and have knowledge about local history, building design, building materials, and preservation. More information about the HPAC can be found at the municipality's web site: [www.beachhaven-nj.gov](http://www.beachhaven-nj.gov). In 2007, HPAC meetings are scheduled for the last Tuesday of each month, unless a national holiday falls on that day. The meetings are held in accordance with the Open Public Meetings Act and they follow the procedures set forth in the ordinance.

The ordinance also sets forth the HPAC's powers and duties. These include undertaking a comprehensive survey of the Borough to identify properties that should be designated Historic Landmarks, preparing a list and map of the historic sites, and hearing and deciding

*Bed & Breakfast Overlay Zone boundary*



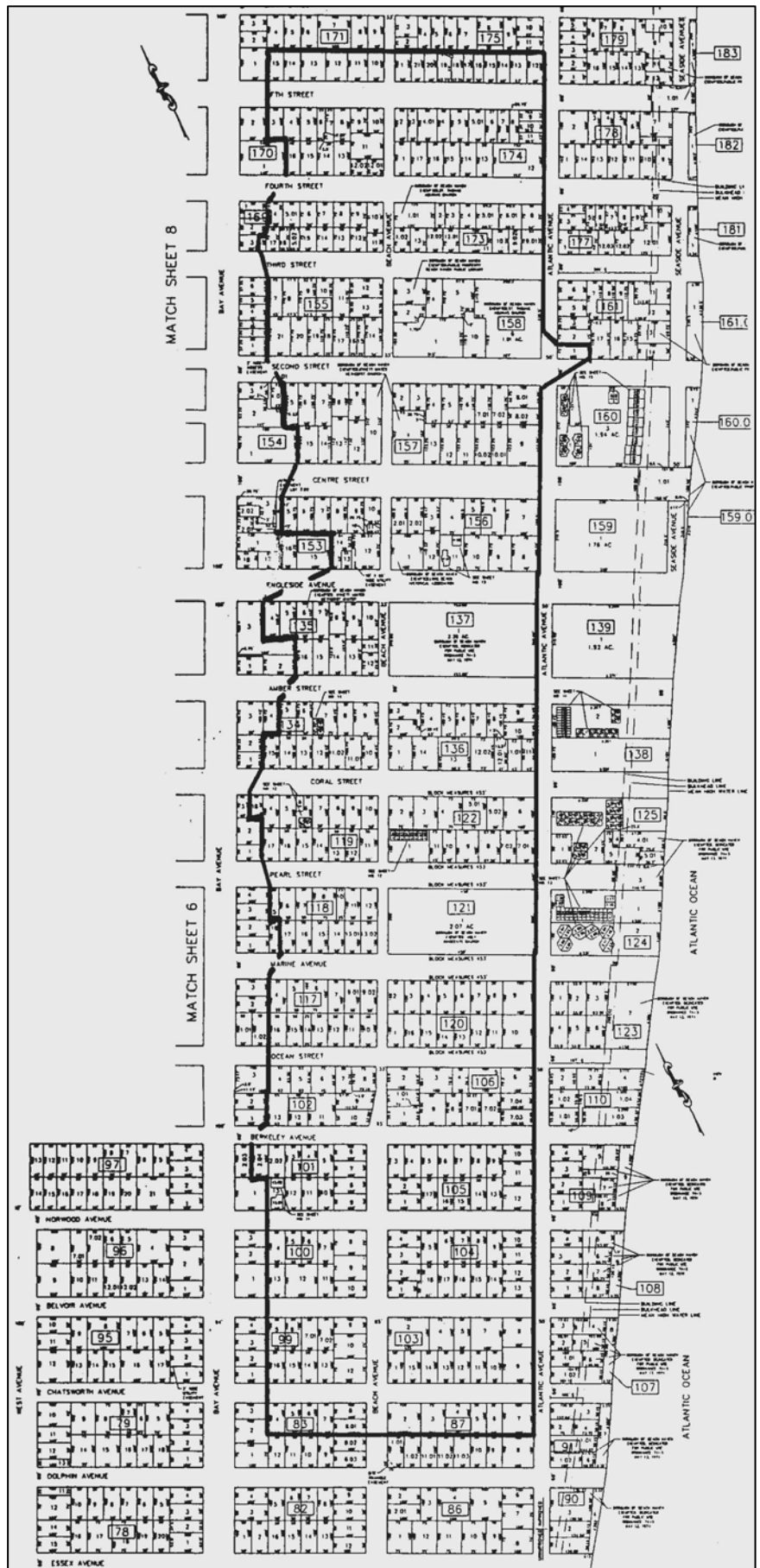
applications for Certificates of Appropriateness. In addition, the Commission is to advise the Land Use Board and other Borough agencies, provide educational materials, and review National Register nominations.

Right: The Greater Beach Haven Historic District map. The district is roughly bounded on the east by Atlantic Avenue, on the south by Chatsworth Avenue, on the west by Bay Avenue, and by Fifth Street to the north.

One of the HPAC's many responsibilities is to undertake a comprehensive survey of the Borough of Beach Haven to identify historic properties. In 2006, the HPAC hired the professional preservation firm, McCabe & Associates, Inc. to conduct an intensive level architectural survey of Beach Haven's historic neighborhoods. Several blocks to the north and south contiguous of the Bed & Breakfast Overlay Zone were determined to contain properties of equal historic importance as those within the locally designated zone.

The boundaries of the historic district were expanded and renamed the Greater Beach Haven Historic District (shown on the map to the right). This survey was the documentation used to nominate the Greater Beach Haven Historic District as a locally designated Historic Landmark. The designation process took place in the spring of 2007 during public hearings before the Land Use Board and the Board of Commissioners.

The Historic Preservation Zone was enlarged by Ordinance #2007-8 enacted on April 9, 2007.



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## CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness (CoA) issued by the Historic Preservation Advisory Commission is a document that indicates permission and it is required before work can begin. Owners of all properties within the Greater Beach Haven Historic District (or an authorized representative) must apply for a CoA if the following work or actions are proposed: demolition; relocation of a structure; construction of a new structure or addition; and major exterior renovations.

**Demolitions:** Before a demolition of a historic structure can be authorized, there are a number of factors that must be considered. For example, its architectural and aesthetic significance and the probable impact of its removal upon the ambience of the Historic District must be deliberated.

**Relocations:** Before a relocation of a historic structure can be authorized, there are a number of factors that must be considered. For example, the historic loss to the site, the probability of significant damage to the structure itself, and the compatibility of the surrounding area of the proposed new location must be deliberated.

**New Construction:** In regard to new construction, the visual compatibility of the proposed new structure in relation to its surrounding must be considered. The considerations will be based on the Visual Compatibility Factors listed on page 36.

**Major exterior renovations:** These are defined as changes in the exterior façade of a building, which result in significant changes from the existing designs through the use of or installation of siding, trim,

shutters, central air conditioning units, doorways, windows, exterior openings of any kind, decks, porches, dormers, roofline changes, roofing, heating units, and the like. Options are discussed in greater detail in the Section “What’s Appropriate and Not Appropriate” on pages 21 through 39.

Certificates of Appropriateness are **NOT** required for:

- work on the interior
- repainting
- repairs
- maintenance projects that do not meet the definition of major exterior renovations
- temporary handicap ramps

When a Historic Landmark or resource in the Historic District requires immediate repair to preserve its continued habitability and/or the health and safety of its occupants, emergency repairs may be performed without first obtaining a CoA from the HPAC. However, this must be in accordance with applicable construction codes immediately upon approval of the Construction Official, who shall certify that a bona fide emergency exists. Where feasible, temporary measures to prevent further damage should be used provided the measures are reversible without damage to the structure or building. The property owner needs to apply for a CoA within thirty (30) days of the commencement of emergency repairs.

All parties are advised to read the Code of Beach Haven Chapter 108 available from Beach Haven website: [www.beachhaven-nj.gov](http://www.beachhaven-nj.gov).



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APPLYING FOR A CERTIFICATE OF APPROPRIATENESS (CoA)

